

ORDINANCE NO. 98-51-CM

AN ORDINANCE AMENDING CHAPTERS 1, 3, 4, 5 AND 6

OF ORDINANCE NO. 97-51-CM

BEING THE UNIFIED ZONING ORDINANCE

OF TIPPECANOE COUNTY.

Be it ordained by the County Commissioners of Tippecanoe County, Indiana, that Ordinance No. **97-51-CM**, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **1-10-2**, WORDS AND TERMS DEFINED, of **1-10**, DEFINITIONS, of **CHAPTER 1**, GENERAL PROVISIONS, by changing the second word of the definition of **FREESTANDING SIGN**, from "*sign*" to "*signage*."

Section 2: Change **3-2-2**, AGRICULTURE, FORESTRY AND FISHING, of **3-2**, PERMITTED USE TABLE, OF **CHAPTER 3**, PERMITTED USE TABLE, by adding an "S" that would permit SIC 0752, **Boarding and/or training horses**, by Special Exception in AA zones.

Section 3: Change **3-2-10**, SERVICES, of **3-2**, PERMITTED USE TABLE, of **CHAPTER 3**, PERMITTED USE TABLE, by adding a second exception also identified as **SIC Group 873**, under SIC Group 87, **for Research, development and testing services (other than Agricultural research, commercial)**, with a "P" indicating permitted use in NB, NBU, OR, GB, CB, CBW, I1 and I2 zones, and with a Parking Group designation of "55 / c."

Section 4: Change **4-6-3**, REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE, of **4-6**, PARKING AND LOADING REQUIREMENTS, of **CHAPTER 4**, ADDITIONAL USE RESTRICTIONS, by adding "**55**" in the Parking Group column, and **1 per 500 sq.ft. of gross floor area**" next to it in the REQUIRED AUTO PARKING SPACES column.

Section 5: Change **4-6-14**, SETBACKS FOR AUTO PARKING, of **4-6**, PARKING AND LOADING REQUIREMENTS, of **CHAPTER 4**, ADDITIONAL USE RESTRICTIONS, by replacing "See 4-4-6 above," with a duplicate of the full contents of **4-4-6**.

Section 6: Change the heading of the second page of **4-8-4**, PERMITTED SIGNS BY TYPE AND ZONE, of **4-8**, SIGNS, of **CHAPTER 4**, ADDITIONAL USE RESTRICTIONS, by replacing "**ALL RURAL ZONES**" with "**A AW AA FP**."

Section 7: Change **5-1-6-a**, NONCONFORMING STRUCTURES, of **5-1**, NONCONFORMING USES, ETC., of **CHAPTER 5**, SUPPLEMENTARY REGULATIONS, by adding the following sentence to the end: "However, any conforming **structure** made a *nonconforming structure* by a government taking or by grant of **right-of-way**, shall still be considered conforming within the context of this ordinance."

Section 8: Change **5-1-9-a-2**, REPAIRS AND MAINTENANCE, of **5-1**, NONCONFORMING USES, ETC., of CHAPTER 5, SUPPLEMENTARY REGULATIONS, to read: "the cost does not exceed 30% of the replacement cost of that **use or structure** in any 3-year period," etc.

Section 9: Change **6-2-4-a**, ADDITIONAL PROVISIONS, of 6-2, PERMITTING PROCESS, of **CHAPTER 6**, ADMINISTRATION, to read as follows:

(a) An **improvement location permit** expires and becomes null and void if:

(1) (**LAFAYETTE, WEST LAFAYETTE**) the work authorized by the permit is not begun within 120 days of its issuance;

(**TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON**) the work authorized by the permit is not begun within 1 year of its issuance;

(2) (**LAFAYETTE, WEST LAFAYETTE**) the work authorized by the permit is suspended or abandoned, at any time after it has begun, for a period of 120 days; or

- (3) (TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) the work authorized by the permit is suspended or abandoned for 6 months; or
(LAFAYETTE, WEST LAFAYETTE) the work authorized by the permit is not completed within 1 year of its issuance;
(TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) the work authorized by the permit is not completed within 2 years of its issuance;
unless specifically extended by the **Administrative Officer** upon good cause being shown.

Section 10. This ordinance shall be in full force and effect from and after the date of passage.

ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS 2nd DAY OF NOVEMBER, 1998.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Yes

John L. Knochel, President

Yes

Ruth E. Shedd, Vice President

Yes

Kathleen Hudson, Member

ATTEST:

Betty J. Michael, Auditor